



**CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
100 CIVIC CENTER DRIVE
NEWPORT BEACH, CA 92658-8915
(949) 644-3209**

Memorandum

To: Planning Commission
From: Jaime Murillo, Senior Planner
Date: November 1, 2013
Cc: Brenda Wisneski, James Campbell, Leonie Mulvihill, and Tony Brine
Re: Back Bay Landing PCDP and EIR (PA2011-216)

The following two documents are being forwarded to you in advance of the November 7, 2013, Planning Commission Study Session to provide you with an opportunity to preview the project and to begin reviewing the Draft Environmental Impact Report for compliance with the California Environmental Quality Act (CEQA). The documents can also be accessed online at: <http://www.newportbeachca.gov/ceqadocuments>.

Draft Back Bay Landing Planned Community Development Plan (PCDP)

The purpose of the PCDP is to establish appropriate zoning regulations governing land use and development of the project site. The PCDP provides a vision for the land uses on the site, and sets the development standards and design guidelines for specific project approvals for the future Site Development Review process. The PCDP also regulates the long term operation of the developed site.

Draft Environmental Impact Report (EIR)

The Draft EIR analyzes potential environmental impacts resulting from a future project developed consistent with the development limits, standards, and guidelines established in Draft PCDP and required public improvements. The Draft EIR was released for a mandatory 45-day public review period that began on October 4, 2013, and concludes on November 18, 2013. Responses to comments will be included with the project staff report to be distributed in advance of the anticipated December 19, 2013, Planning Commission meeting.

Please keep these documents for the December 19, 2013, meeting.

BACK BAY LANDING PROJECT

Planning Commission Study Session



November 7, 2013



PURPOSE OF MEETING

- Project preview to facilitate Planning Commission review of the documents in advance of public hearings
- Provide status of the Draft EIR
- Answer questions



PROPOSED PROJECT

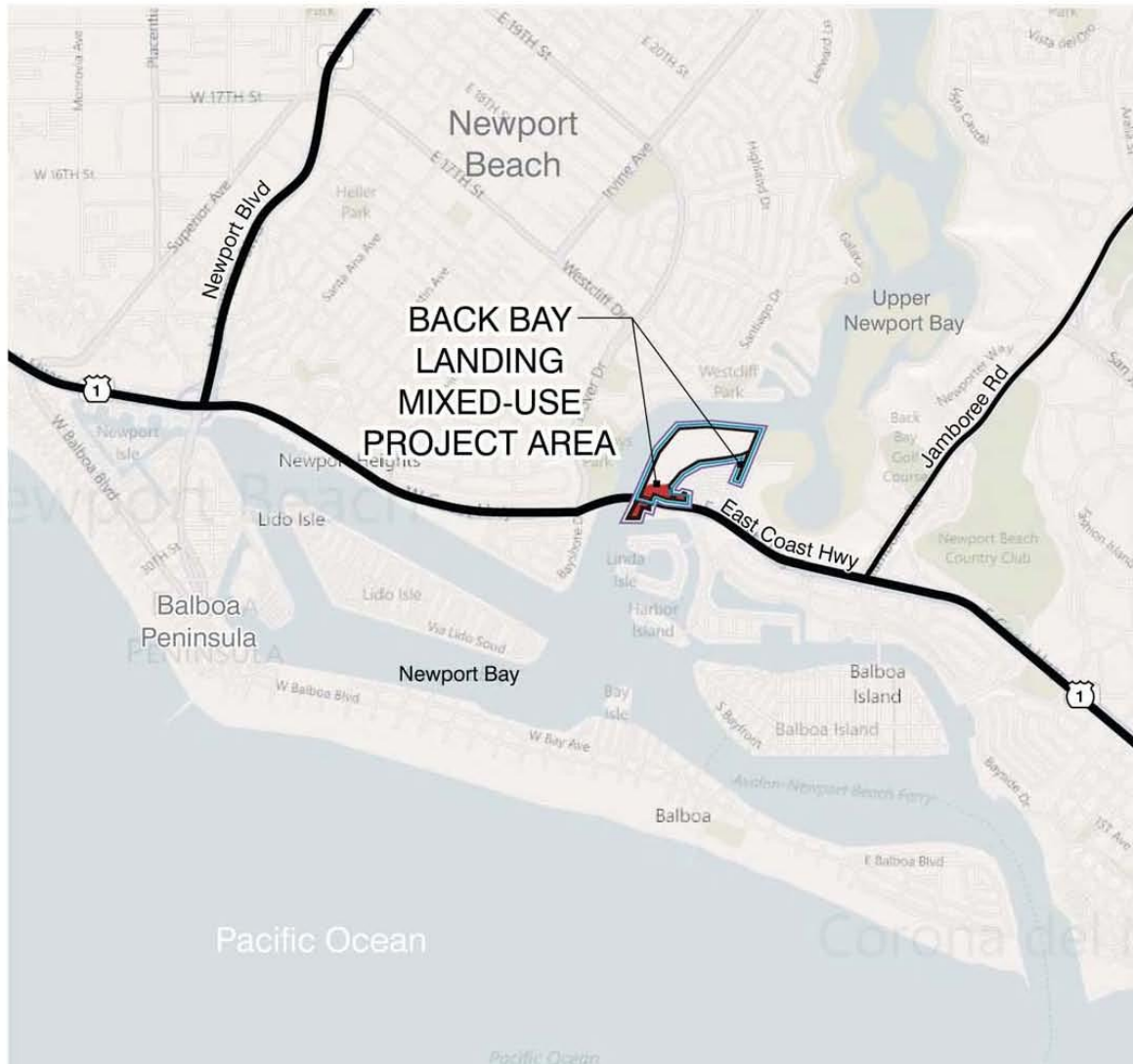
- The Back Bay Landing project involves two stages of approvals:
 1. Legislative Approvals (e.g., General Plan Amendment, Coastal Land Use Plan Amendment, Planned Community Development Plan), which comprise the current “proposed project”; and
 2. Administrative Approvals (e.g., Site Development Review, Coastal Development Permit), which will be pursued at a later date for a future development on the project site.



PROPOSED PROJECT

While only Legislative Approvals are currently being sought, the EIR will evaluate impacts of the currently proposed Legislative Approvals, as well as those of the future development project to the extent feasible.



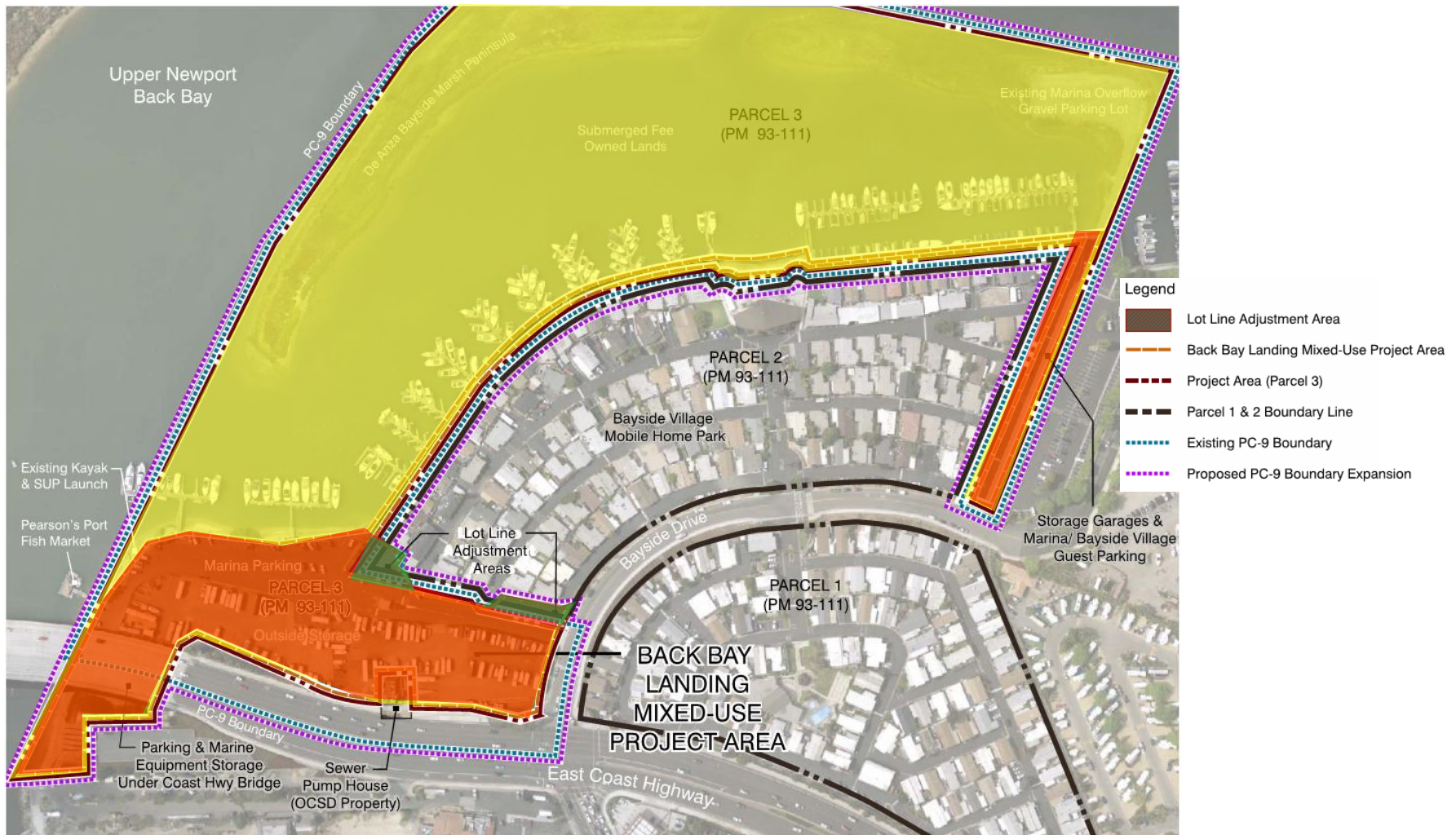


Back Bay Landing is located immediately north east of East Coast Highway in Newport Beach, California. The site is bounded by East Coast Highway and Newport Harbor on the south and west, Bayside Drive to the south, the Newport Back Bay channel to the west and Bayside Village Mobile Home Park to the southeast.

Legend

- Project Area (Parcel 3 of PM 93-111)
- Back Bay Landing Mixed-Use Project Area
- Existing PC-9 Boundary
- Proposed PC-9 Boundary Expansion





Source: Google Earth

EXISTING CONDITION, PROJECT BOUNDARY & LOT LINE ADJUSTMENT



N.T.S.
8-30-2013



PROPOSED PROJECT

- Legislative Approvals currently being requested:
 - General Plan Amendment (GPA)
 - Coastal Land Use Plan (CLUP) Amendment
 - PC-9 Amendment (Zone Change)
 - Planned Community Development Plan (PCDP)
 - Lot Line Adjustment (LLA)
 - Traffic Study



General Plan	Coastal Land Use Plan	Zoning
Existing & Proposed Land Use Designations	Existing & Proposed Land Use Designations	Existing & Proposed Zoning Designation
Changes: CM 0.3 no change, CM 0.5 & RM changed to MU-H1	Changes: CM 0.3 no change, CM-B 0.5 FAR & RM-C changed to MU-H	Changes: PC-9 boundary extended to include (PC-1 MHP) LLA & project area south of CH centerline
Existing	Existing	Existing
Proposed	Proposed	Proposed

Anomaly 80
Nonresidential

Only
131,290 SF

Mixed-Use
171,289 SF
1:1 ratio
49 units

Anomaly 81
296 units

Source: Templeton Planning Group

EXISTING & PROPOSED LAND USE DESIGNATIONS & REQUESTED ENTITLEMENTS

N.T.S.
8-30-2013



Planned Community Development Plan

Purpose

- establish zoning regulations governing land use and development of the site
- provides a vision for land uses on the site and establish design guidelines
- regulates long-term operation of the site



Planned Community Development Plan

Permitted Uses

- marine-related (e.g. enclosed dry-stack boat storage, marina, boat sales, boat rentals, boat service, kayak and paddleboard rentals, etc.)
- visitor-serving commercial and recreational uses (e.g. retail, restaurant, personal services, office, etc.)
- residential (vertical mixed-use and freestanding)

Development Standards

- Setbacks, Building Heights, Residential, Parking, Landscaping, Bulkhead, Dredging, Public Bayfront Promenade and Trail, Vehicular Circulation, Lighting, Signage, Utilities, Sustainability, Public Improvements



Planned Community Development Plan

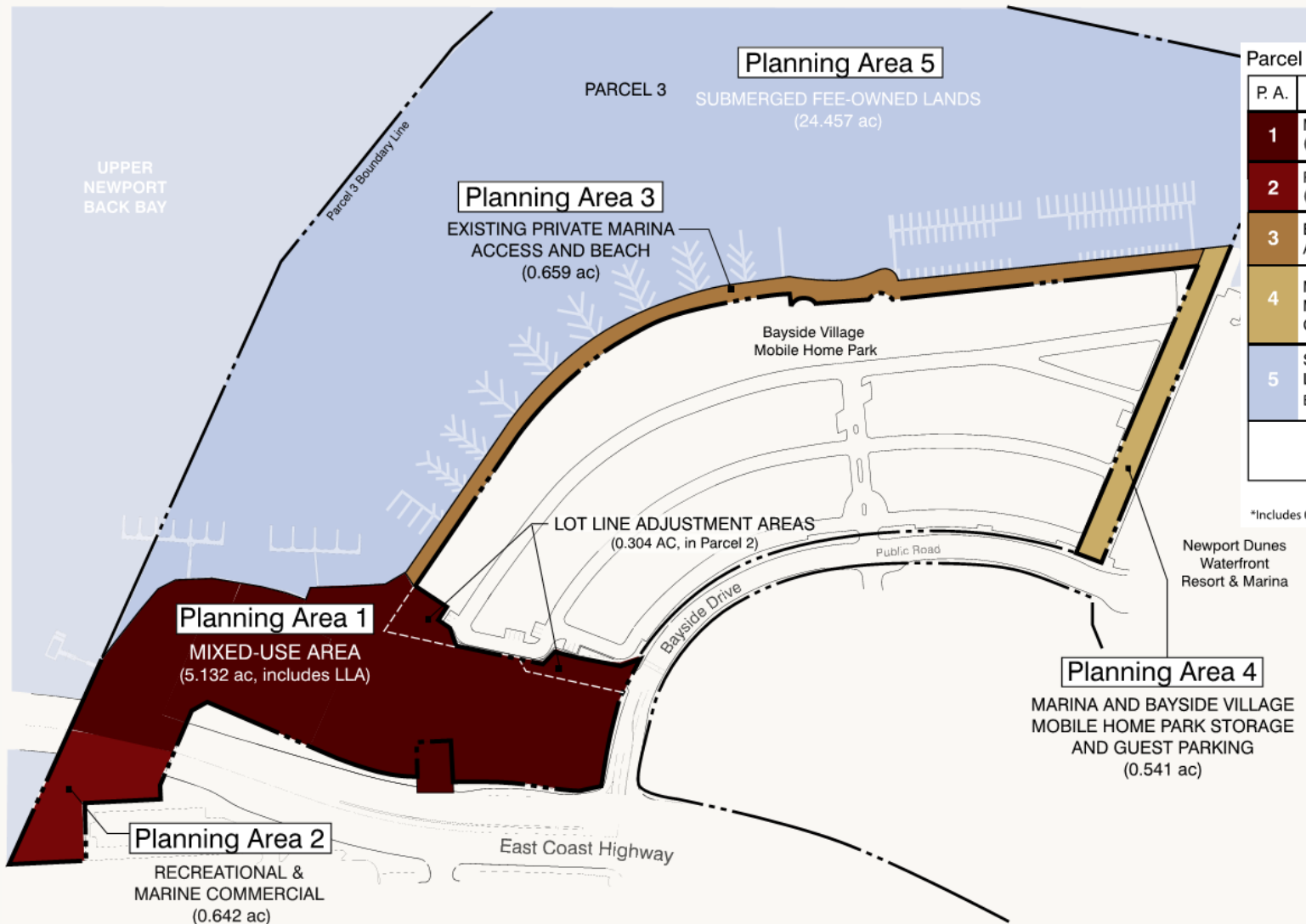
Design Guidelines

- Architectural Theme, Site Planning, Building Massing, Façade Treatments, Public Views, Parking Structure, Public Spaces, Landscaping, Hardscape, and Signs

Implementation

- Site Development Review- Planning Commission Public Hearing
- Ensure future development is fully consistent with General Plan, Coastal Land Use Plan, and Back Bay Landing Planned Community Development Plan, including design guidelines.





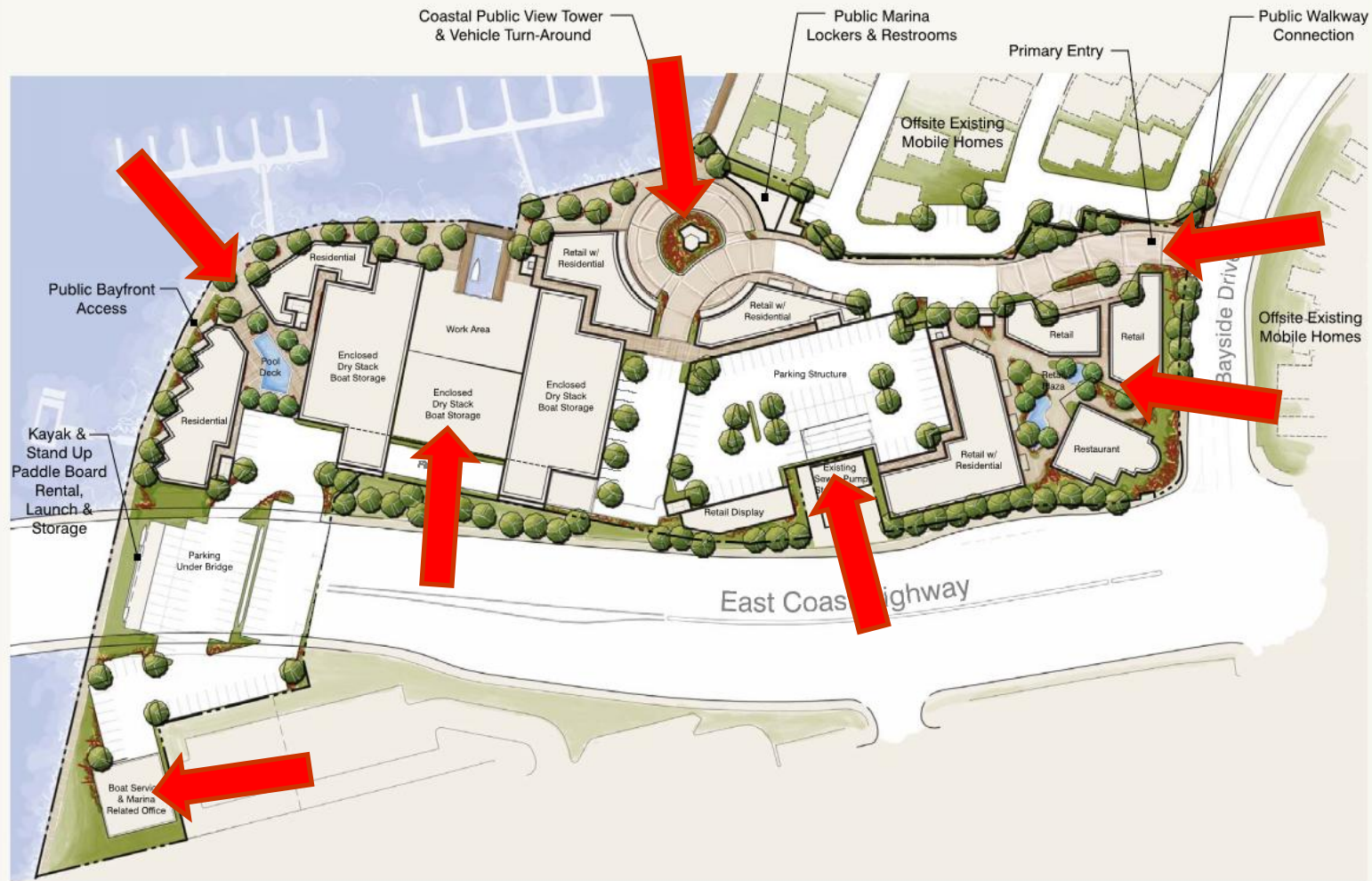
Parcel 3 Summary

P. A.	Description	Acres
1	Mixed-Use Area* (North of CH centerline)	5.132 ac
2	Recreational & Marine Commercial (South of CH centerline)	0.642 ac
3	Existing Private Marina Access and Beach	0.659 ac
4	Marina and Bayside Village Mobile Home Park Storage and Guest Parking	0.541 ac
5	Submerged Fee-Owned Lands (Area includes De Anza Bayside Marsh Peninsula)	24.457 ac
Parcel 3 Total Area*		31.431 ac

*Includes 0.304 ac LLA from Parcel 2

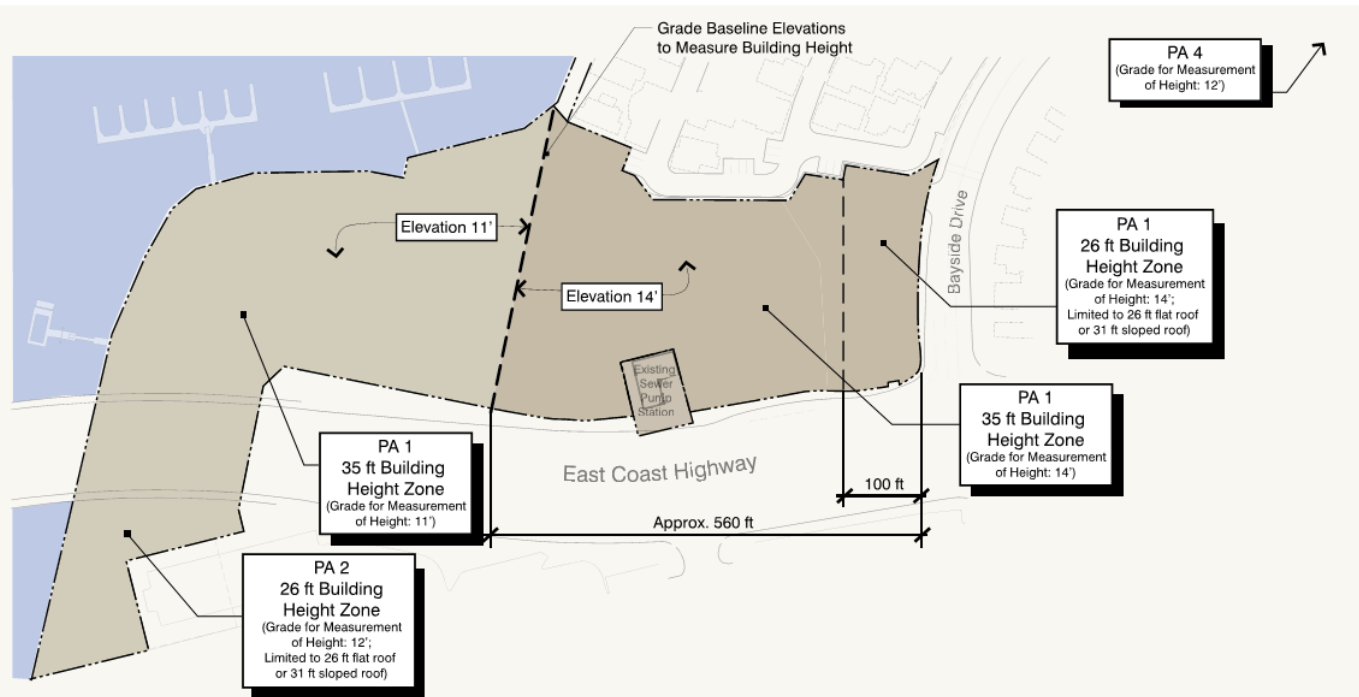
Planning Areas





Conceptual Site Plan





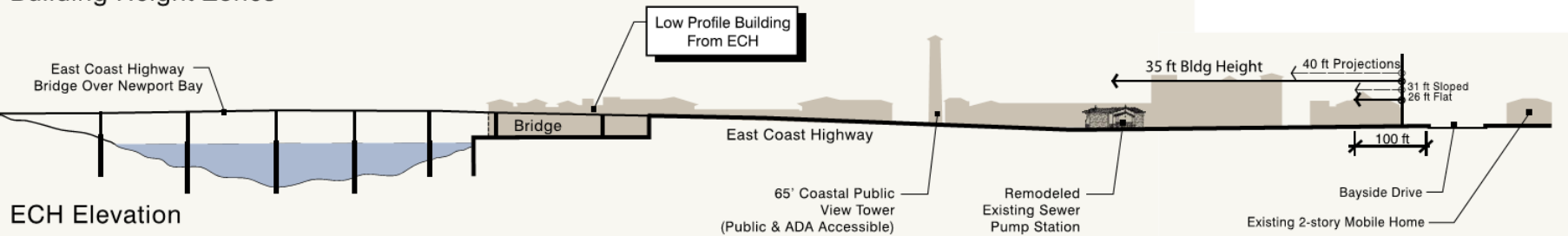
Building Height Zones

EXHIBIT 3 BUILDING HEIGHTS

DESIGN GUIDELINES

East Coast Highway is approximately 22 feet above the Back Bay Landing development site limiting the development's impact on views from East Coast Highway.

There are three finished grade baseline elevations indicated on the exhibit from which the building heights are measured: 11, 12, or 14 feet.



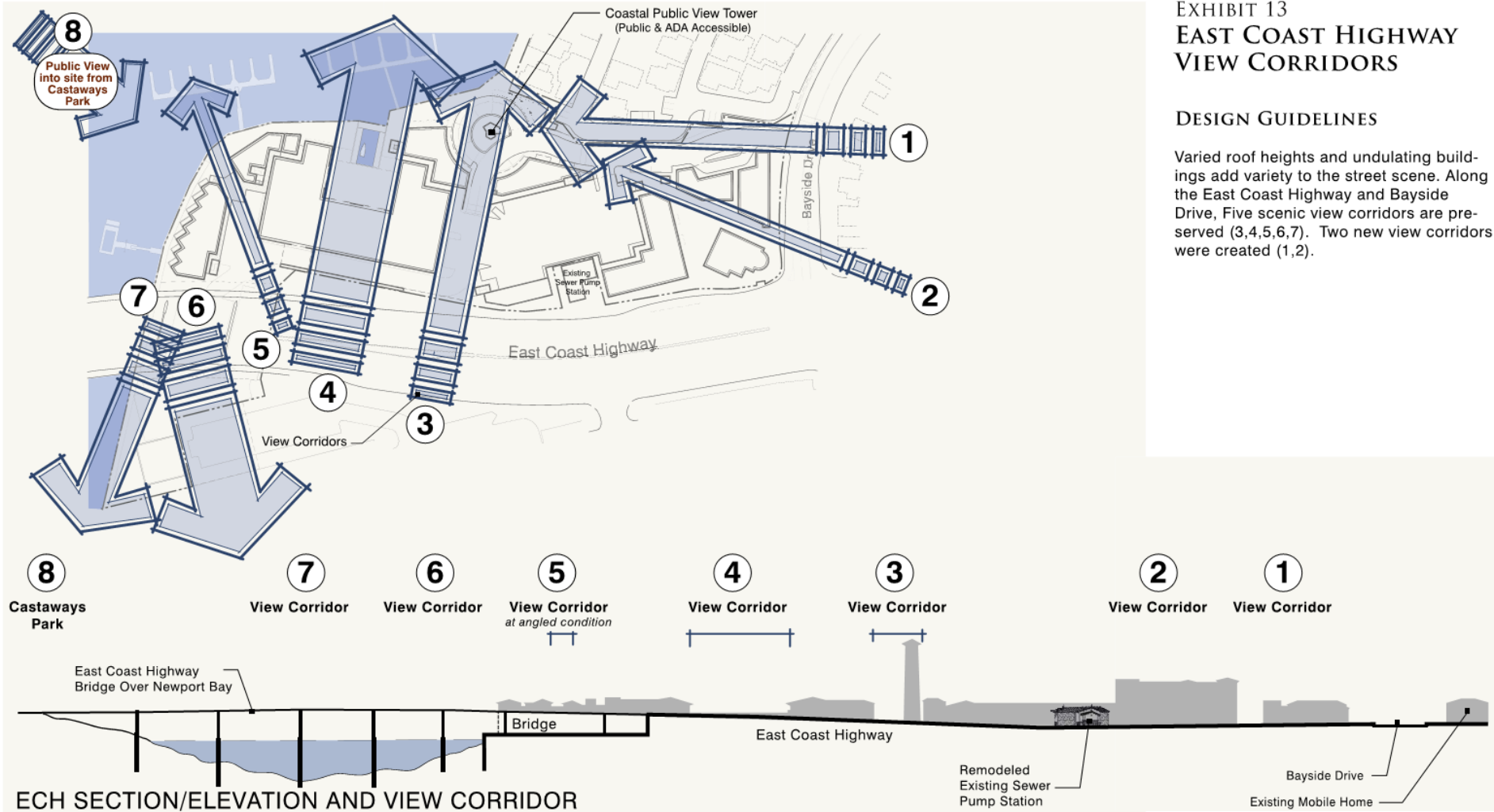
Building Heights



EXHIBIT 13 EAST COAST HIGHWAY VIEW CORRIDORS

DESIGN GUIDELINES

Varied roof heights and undulating buildings add variety to the street scene. Along the East Coast Highway and Bayside Drive, Five scenic view corridors are preserved (3,4,5,6,7). Two new view corridors were created (1,2).



View Corridors





East Coast Highway and Bayside Drive



Coastal Public View Tower



Public Bayfront Promenade



Visitor-Serving Commercial



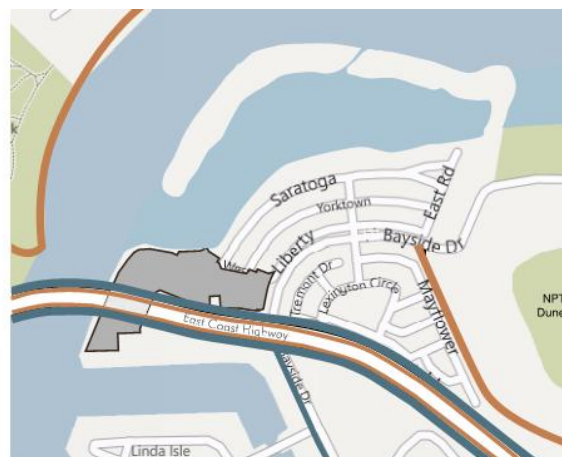
View from Bridge along East Coast Highway

Coastal Mediterranean Theme





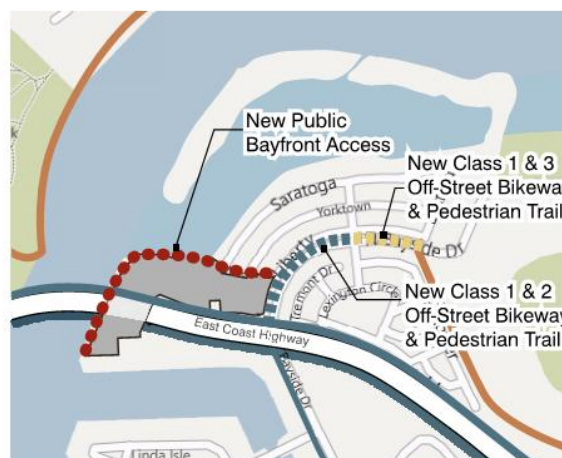
1. Regional Trail Connections



3. Current Lack of Trail Connection



2. Proposed Coastal Access



4. Critical Trail Connections

COASTAL ACCESS AND REGIONAL TRAIL CONNECTIONS

Back Bay Landing provides coastal access and a critical link between existing regional trails.

1. Regional Trail Connections
2. Proposed Coastal Access
3. Current Lack of Trail Connection
4. Critical Trail Connections

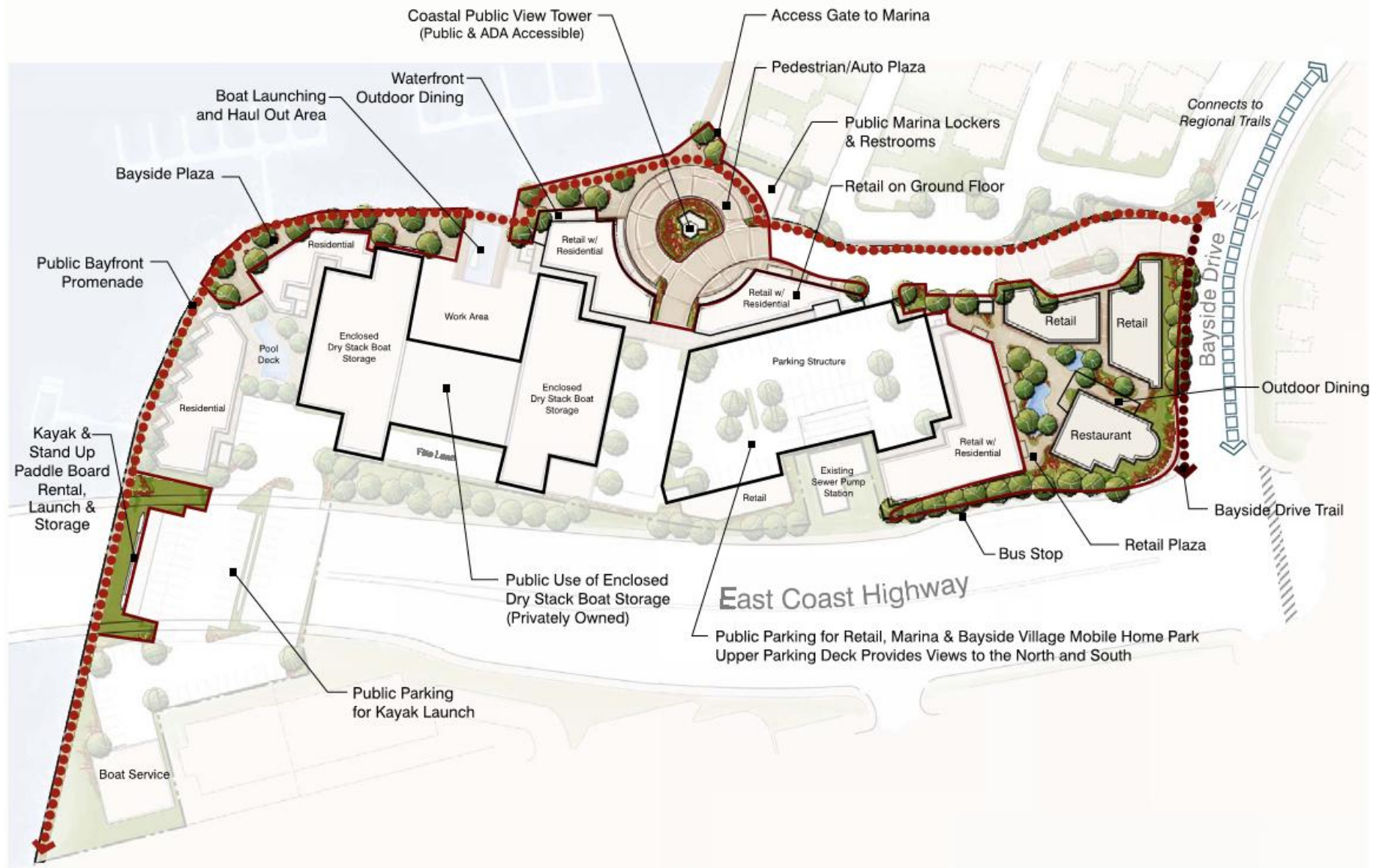
Legend

Trail Types

- New Public Bayfront Access Accessible to Pedestrians & Cyclists
- ■ ■ ■ New Class 1 & 2 Off-Street Bikeway & Pedestrian Trail
- ■ ■ ■ New Class 1 & 3 Off-Street Bikeway & Pedestrian Trail
- Existing Class 1 Trail
- Existing Class 2 Trail
- Existing Class 3 Trail
- Lateral Access
- Vertical Access
- ▲ Public Beach Access Location
- ✱ Public View Point

Public Access and Trail



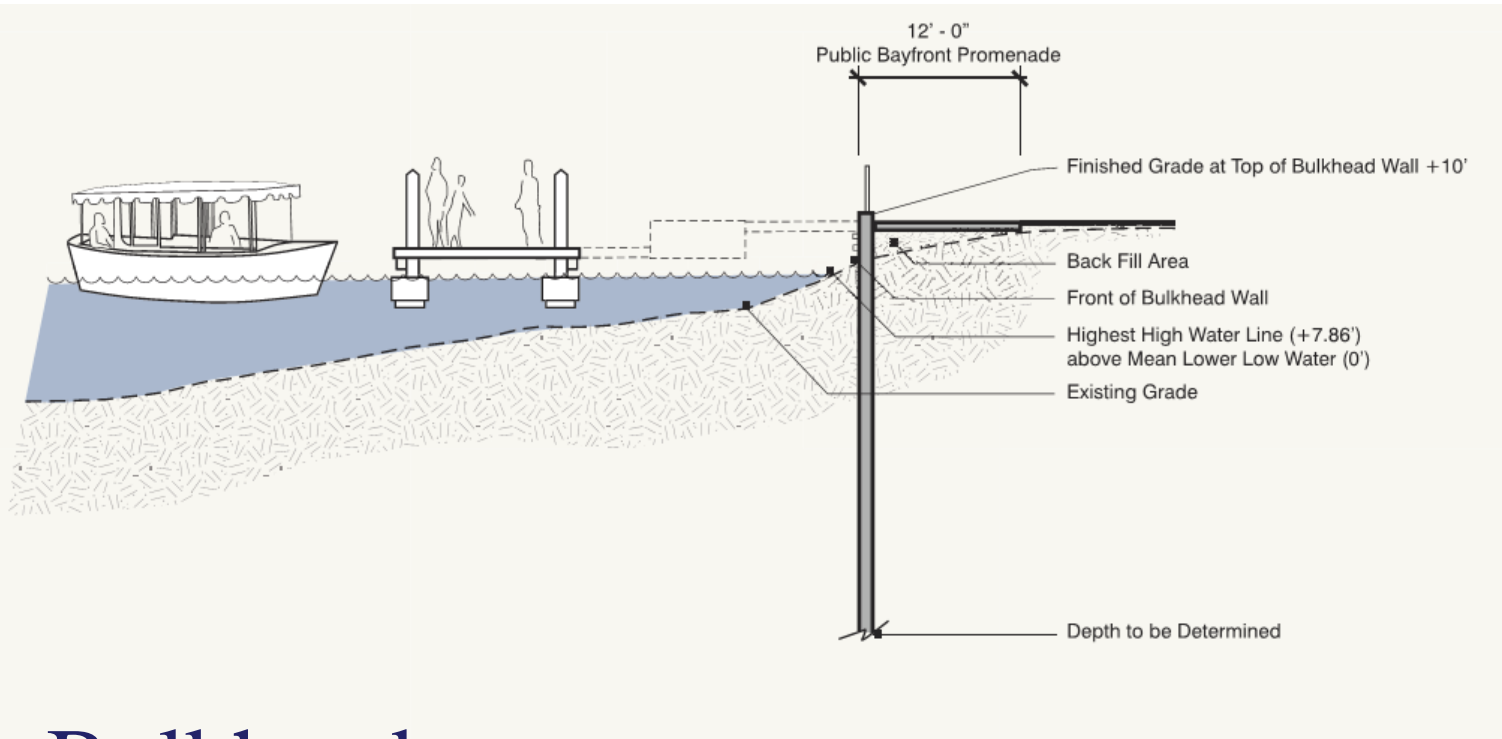


Public Spaces



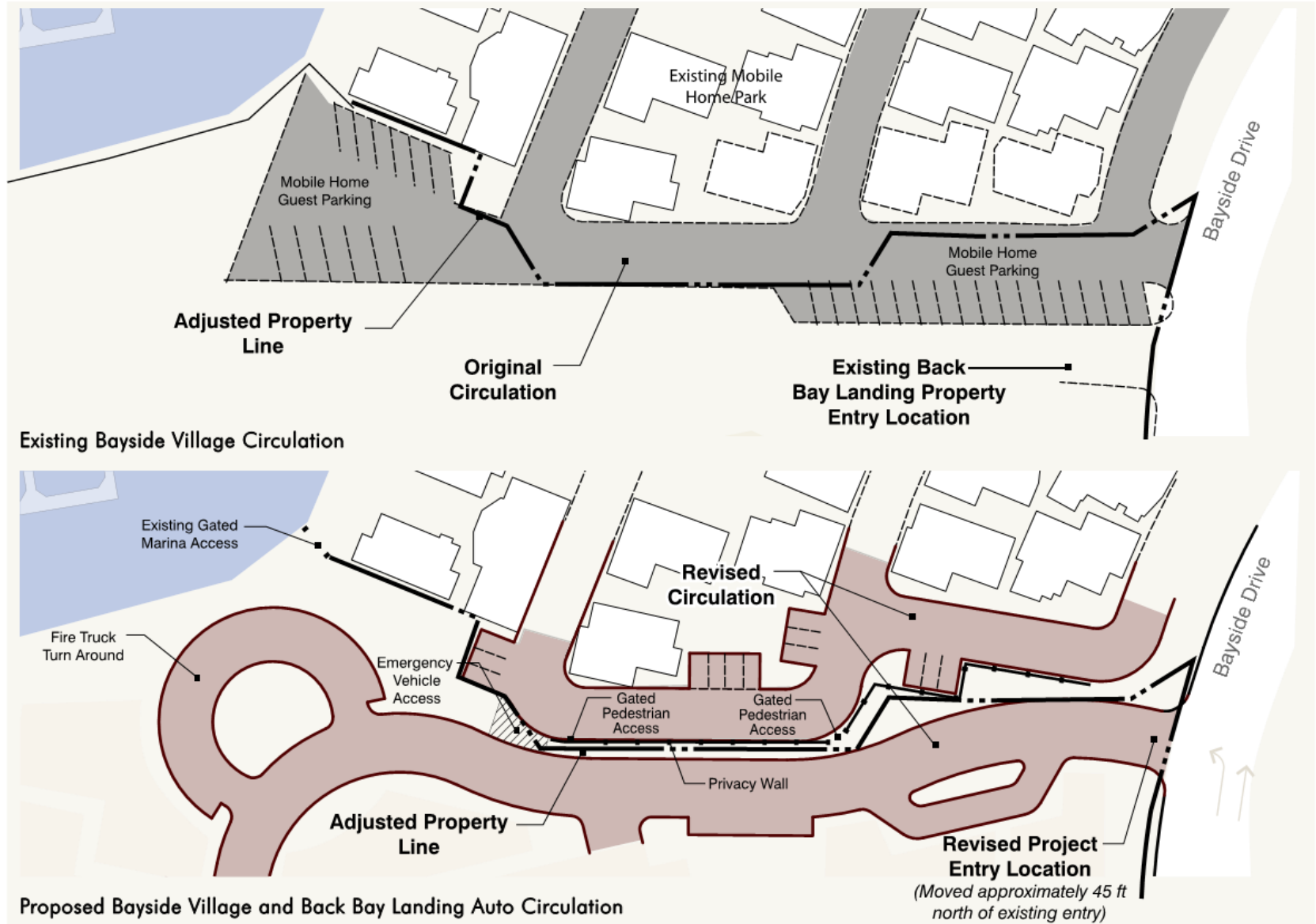
Bulkhead

The project bulkhead may be built to the Highest High Water elevation of 7.86' relative to Mean Lower Low Water (0.0') or 7.48'/NAVD 88 to preserve the natural profile along the shoreline adjacent to the County Tidelands, subject to consistency findings in the Coastal Act and City of Newport Beach Coastal Land Use Policies.



Bulkhead





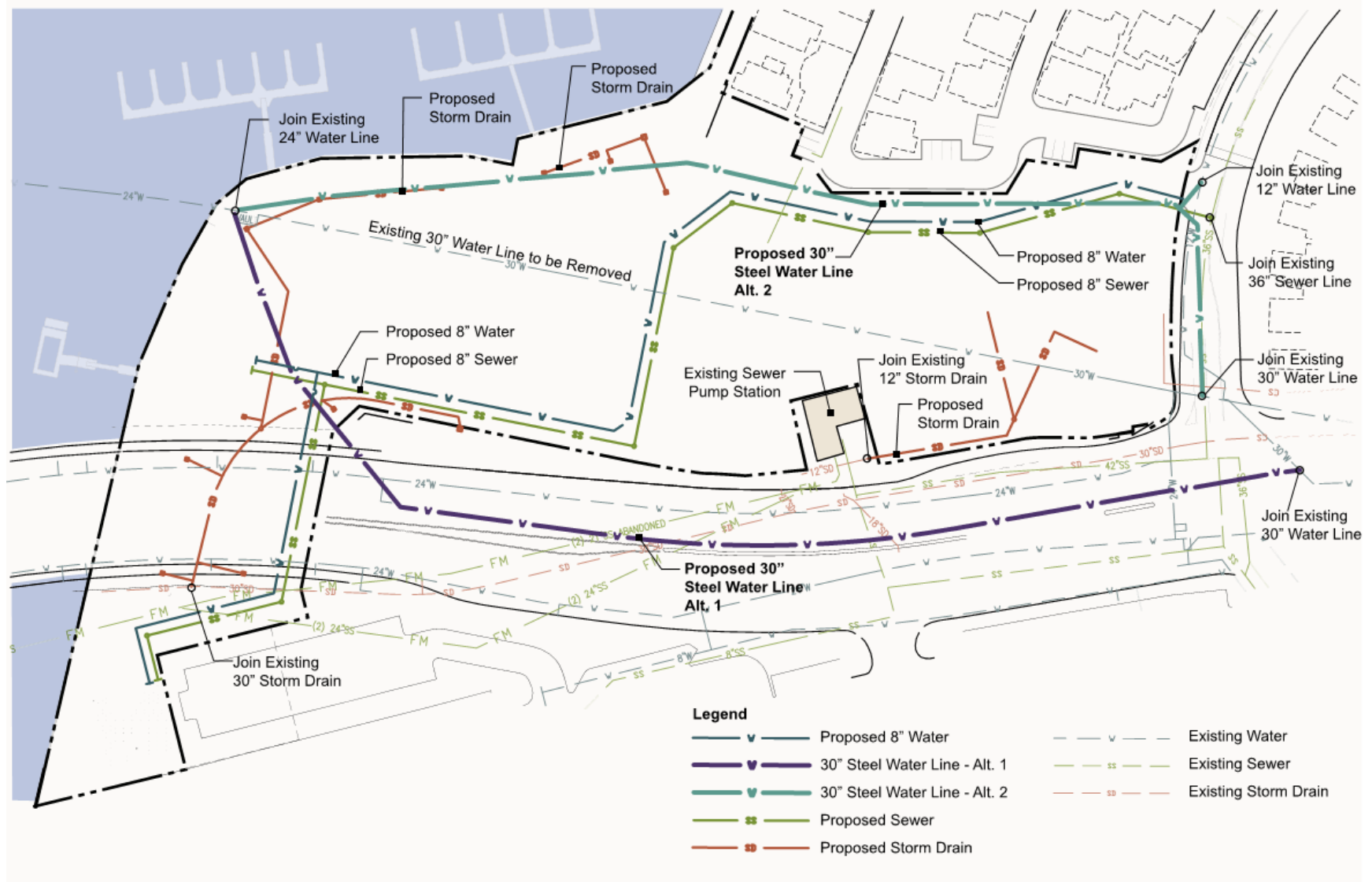
Relocated Driveway/Lot Line Adj.





Street Improvements





Utility Improvements



ENVIRONMENTAL IMPACT REPORT

- The Draft EIR analyzes potential environmental impacts resulting from a future project developed consistent with the development limits, standards, and guidelines established in Draft PCDP and required public improvements.
- **45-day public review period –**
October 4, 2013 to November 18, 2013
- Responses to comments to be provided with December 19, 2013, Planning Commission agenda packet



ENVIRONMENTAL ISSUES TO BE ANALYZED IN THE EIR

- Aesthetics
 - Air Quality
 - Biological Resources
 - Cultural Resources (Archaeology, Paleontology, and Historic Resources)
 - Geology/Soils
 - Greenhouse Gas Emissions
 - Hazards/Hazardous Materials
 - Hydrology/Water Quality
 - Land Use/Planning
 - Noise
 - Population/Housing
 - Public Services (Fire, Police, Schools, Libraries, Parks)
 - Recreation
 - Transportation/Traffic
 - Utilities and Services Systems (Water, Sewer, Solid Waste)
 - Project Alternatives
 - Growth Inducement
-



Maximum Development Scenario

Maximum Development Scenario

North of East Coast Highway Centerline (PA 1 and 4)

Retail/Marine Sales and Repair	32,859 square feet
Quality Restaurant	4,100 square feet
High-Turnover Restaurant	3,500 square feet
Office	8,685 square feet
Enclosed Dry-Stack Boat Storage	32,500 square feet (up to 140 spaces)
Storage Area (resident and boat lockers)	4,000 square feet

Non-Residential Total North of East Coast Highway Centerline: 85,644 square feet

Residential Total North of East Coast Highway Centerline: 85,644 square feet (up to 49 units)

South of East Coast Highway Centerline (PA 2)

Non-residential (marine services, office)	8,390 square feet
---	-------------------

Project Site Total	179,678 square feet
--------------------	---------------------

Marina (existing)	220 wet slips
-------------------	---------------





Next Steps:

- Harbor Commission- Nov. 13, 2013
- Planning Commission Public Hearing – Dec. 19, 2013

For more information contact:

Jaime Murillo, Senior Planner
949-644-3209

jmurillo@newportbeachca.gov

